

 <p>Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6443</p> <p>PROJECT NO. R2009-00501-(4) CONDITIONAL USE PERMIT NO. 200900027</p>	PUBLIC HEARING DATE 9-1-09		AGENDA ITEM
	RPC CONSENT DATE		CONTINUE TO
APPLICANT Royal Street Communications	OWNER Edward M. Liu	REPRESENTATIVE Milestone Wireless	
PROJECT DESCRIPTION To authorize a roof-mounted wireless telecommunications facility (WTF) located on an existing commercial building consisting of six panel antennas and one GPS antenna. The antennas will be mounted and screened behind a new cupola roofline. The equipment cabinets will be mounted above the existing trash enclosure area at the rear of the building.			
REQUIRED ENTITLEMENTS Conditional Use Permit to authorize a wireless telecommunications facility located in the C-3-BE zone, Hacienda Heights Zoned District.			
LOCATION/ADDRESS 2020 S. Hacienda Blvd., Hacienda Heights.			
SITE DESCRIPTION Existing two-story commercial building (restaurants, retail, office uses), surface parking and landscaping. The project site is adjacent to 5 parcels, which comprise a 9.63 acre commercial complex (gas station, restaurants, retail, office uses) with 522 total parking spaces and landscaping.			
ACCESS S. Hacienda Blvd. and Halliburton Rd.		ZONED DISTRICT Hacienda Heights	
ASSESSORS PARCEL NUMBER 8204-001-017		COMMUNITY Hacienda Heights	
SIZE 0.22 Acres		COMMUNITY STANDARDS DISTRICT None	
	EXISTING LAND USE	EXISTING ZONING	
Project Site	Commercial	C-3-BE	
North	Commercial, Residential	C-3, R-A-7500	
East	Commercial, Residential	C-3, R-1-6000	
South	Commercial	C-3-BE	
West	Commercial	C-3-BE, C-2-BE	
GENERAL PLAN/COMMUNITY PLAN Hacienda Heights Community Plan		LAND USE DESIGNATION C – Commercial	MAXIMUM DENSITY
ENVIRONMENTAL DETERMINATION Class 3 Categorical Exemption- New Construction or Conversion of Small Structures			
RPC LAST MEETING ACTION SUMMARY			
LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING	
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT	
TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS			
STAFF CONTACT PERSON: Phillip Estes			
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION	
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING	
STAFF RECOMMENDATION (PRIOR TO HEARING):			
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)	

*(O) = Opponents (F) = In Favor